

# Former Bank Branch

RETAIL / OFFICE PROPERTY FOR SALE

8751 Siegen Lane, Baton Rouge, LA 70810

Cade Bogan | 225.333.9807 | [cbogan@beaibox.com](mailto:cbogan@beaibox.com)



# Former Bank Branch

8751 Siegen Lane, Baton Rouge, LA 70810

## PROPERTY DESCRIPTION



## Property Highlights

- 2,336 sq. ft. former bank branch for sale
- 1.037 acres
- 175' of frontage on Siegen Ln.
- Located on Siegen Ln. 1 mile south from I-10
- Drive thru located in rear of building
- Zoned Rural
- Located in a dense retail corridor
- Price: \$1,500,000

### Cade Bogan

225.333.9807

[cbogan@beaibox.com](mailto:cbogan@beaibox.com)

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 15, 2020





**Former Bank Branch**  
8751 Siegen Lane, Baton Rouge, LA 70810

AERIAL 1



**Cade Bogan**  
225.333.9807  
cbogan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 15, 2020





**Former Bank Branch**  
8751 Siegen Lane, Baton Rouge, LA 70810

AERIAL 2



**Cade Bogan**  
225.333.9807  
cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 15, 2020





# Former Bank Branch

8751 Siegen Lane, Baton Rouge, LA 70810

AERIAL 3



**Cade Bogan**  
225.333.9807  
cbogan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 15, 2020





# Former Bank Branch

8751 Siegen Lane, Baton Rouge, LA 70810

LOCATION MAPS



**Cade Bogan**  
225.333.9807  
cbogan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 15, 2020



# Former Bank Branch

## 8751 Siegen Lane, Baton Rouge, LA 70810

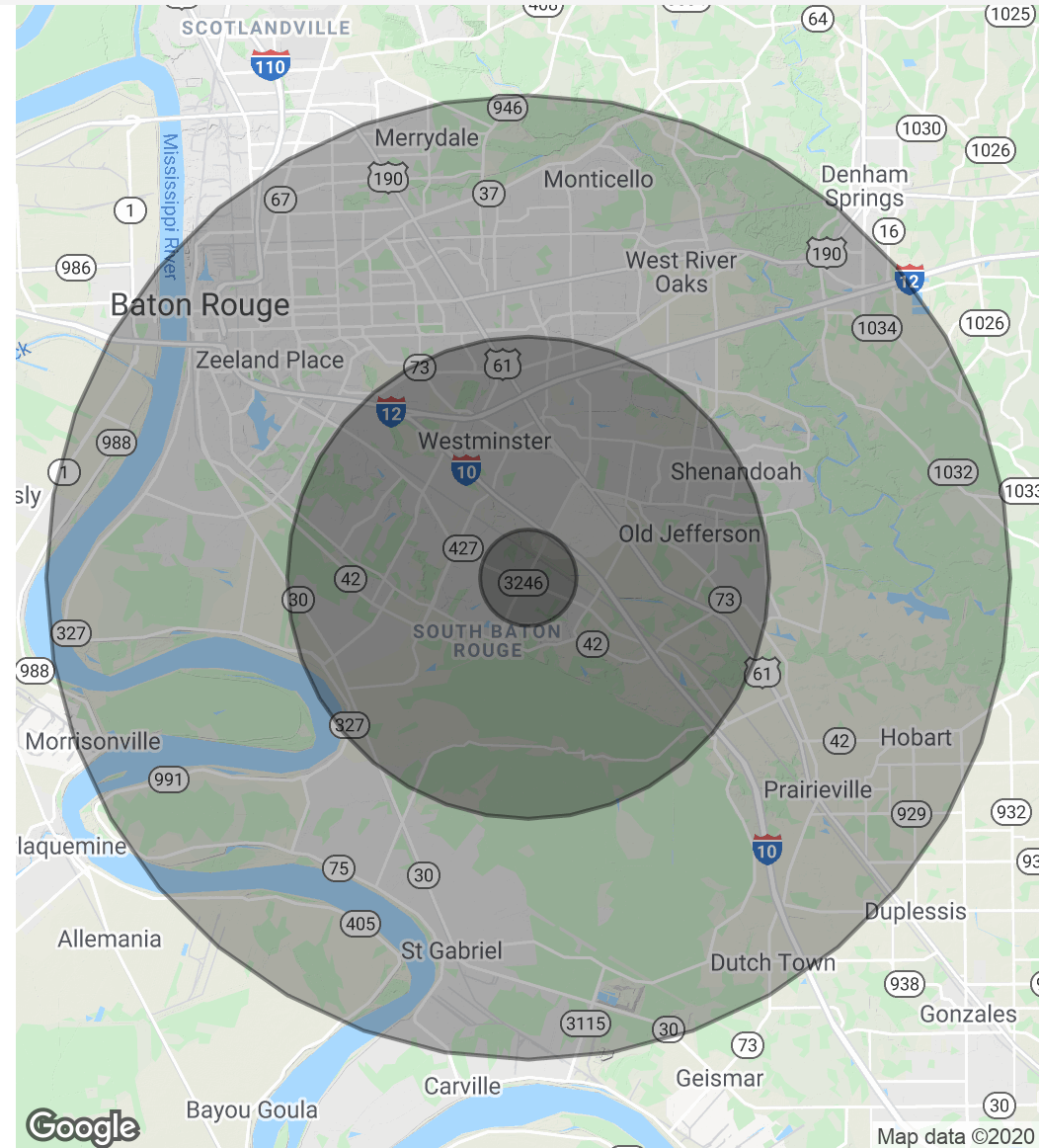
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	6,867	125,384	406,176
Average Age	39.7	36.7	33.9
Average Age (Male)	38.0	34.4	32.0
Average Age (Female)	40.9	38.5	35.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,759	52,791	157,663
# Of Persons Per HH	2.5	2.4	2.6
Average HH Income	\$102,176	\$86,650	\$70,640
Average House Value	\$262,395	\$294,062	\$247,477

\* Demographic data derived from 2010 US Census



### Cade Bogan

225.333.9807  
cbogan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | December 15, 2020

